

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 POSEIDON CLOSE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$769,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Mill Park

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

110 PINDARI AVENUE MILL PARK VIC 3082	775000	28-May-22
49 MILL PARK DRIVE MILL PARK VIC 3082	758000	09-Nov-22
3 KIWI COURT MILL PARK VIC 3082	785000	22-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 November 2022



**110 PINDARI AVENUE MILL PARK
VIC 3082**

 4  2  2

Sold Price

775000

Sold Date **28-May-22**

Distance **1.84km**



**49 MILL PARK DRIVE MILL PARK
VIC 3082**

 4  2  2

Sold Price

^{RS}

758000

Sold Date **09-Nov-22**

Distance **0.49km**



**3 KIWI COURT MILL PARK VIC
3082**

 4  2  3

Sold Price

785000

Sold Date **22-Jun-22**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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